

Insco House, Rohais, St. Peter Port, Guernsey, GY1 1FB.



- Freehold investment
- Extensively re-built and extended circa 2010
- Ground floor offices and 2 Local Market apartments
- 11 car parking spaces
- Fully let



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MIXED USE INVESTMENT

ASKING PRICE: £975,000.

EXCELLENT FREHOLD OPPORTUNITY



LOCATION

The property is located on the Rohais, close to the junction with Le Foulon and can be identified by the signage displayed by the office tenant, Ross Gower Group Limited. The parking area to the rear of the premises takes access from Le Foulon.

DESCRIPTION

The property comprises a mid-terrace, three storey, building which was extensively re-built and extended circa 2010. The ground floor comprises approximately 1,314 sq ft of office accommodation. A communal entrance hall located at the rear of the property provides access to a two bedroom apartment on the first floor and a one bedroom apartment on the second floor. To the front of the premises is a forecourt which provides parking for two cars and to the rear is a car park with spaces for 9 cars (7 of which are clear).

EXISTING LEASE AGREEMENTS

Ground Floor

The offices are let to Ross-Gower Group Limited for a term of 12 years from 1st May 2013. The rent passing is £44,000 per annum, including parking.

First Floor

A 2 bedroom, Local Market, apartment which is currently let on a short term tenancy, generating \pm 13,100 per annum.

Second Floor

A 1 bedroom, Local Market, apartment which is currently let on a short term tenancy, generating \pounds 11,400 per annum.

INCOME

The Property is currently generating a gross income of £68,500 per annum.

SUMMARY

An excellent opportunity to acquire the freehold interest in Insco House. The property is situated in a prominent location and offers a mix of both Commercial and Local Market residential accommodation. The premises were subject to an extensive scheme of re-building and extending works approximately eight years ago and are very well presented both internally and externally.

PARKING

11 car parking spaces.

D2 Real Estate Limited for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither D2 Real Estate Limited nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Unless otherwise stated all prices and rents are quote exclusive of GST. These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.



TENURE

Freehold.

ASKING PRICE

£975,000 (Nine Hundred and Seventy Five Thousand Pounds Sterling).

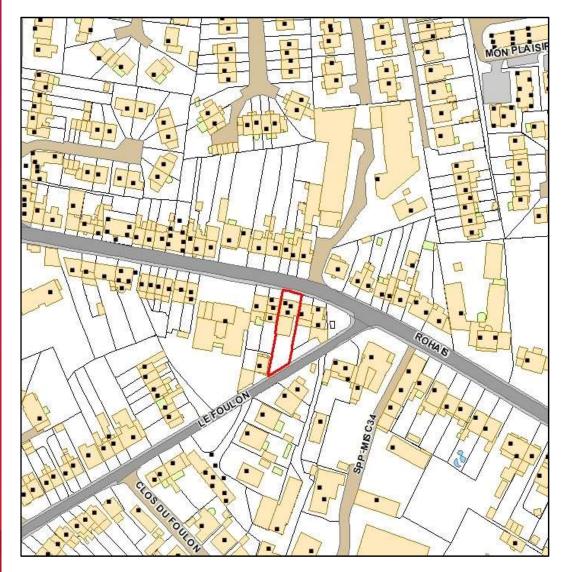
AVAILABILITY

The premises are available immediately by negotiation.

LEGAL COSTS

Each party to bear their own legal costs and any other cost incurred in the sub-letting of this property.

LOCATION MAP



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VIEWING

Strictly by appointment with the vendor's agent;

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